



City of Redmond Planning Commission January 18, 2006 Meeting Summary

Planning Commissioners in Attendance:

Tom Hinman, Tanika Kumar, Charlie McCarthy, Korby Parnell, Sue Petitpas, Suzanne Querry and Martin Snodgrass.

Staff in Attendance:

Lori Peckol, Gary Lee, Rob Odle, Redmond Planning Department

Business Conducted:

Chair Martin Snodgrass called the meeting to order at 7:05 p.m. Chair Snodgrass introduced and welcomed Tanika Kumar, who was appointed by City Council to fill the vacancy on the Planning Commission created when Kim Allen was elected to City Council.

Chair Snodgrass suggested revising the agenda to begin the study session on the Overlake urban center designation 15 minutes earlier than scheduled in order to provide more time to discuss the City of Bellevue's letter. The Commissioners agreed to this revision. The Commissioners recognized that Commissioner Petitpas planned to arrive at 7:30 pm.

The Commissioners approved the meeting summaries for November 2, 2005; December 7, 2005; December 14, 2005. In the course of this action, Commissioner Hinman noted that for the Downtown Development Guide Amendment, the Planning Commission discussed and closed issue 13 (cooperative/shared parking) on November 2, 2005.

Under Items from the Audience, Mike Nelson and Dave Halinen spoke regarding the proposed Downtown Development Guide Amendment. Mr. Nelson referred to his letter to the Planning Commission, dated November 9, 2005. He stated his interest as maintaining opportunities to develop single-story retail on his property. Mr. Halinen reviewed the specific requests outlined in the letter and the reasoning. Mr. Halinen also asked the Planning Commission to discuss these requests first on the agenda.

Chair Snodgrass opened the study session on the 2005 Downtown Redmond Development Guide Amendment (DGA). Commissioner McCarthy led the discussion. Gary Lee, Senior Planner, reviewed staff's recommendations and reasoning with respect to the Nelson properties and responded to questions. The Commissioners completed their recommendations for several topics: issue 5, building height (supported staff recommendation with one revision); issue 20, requests raised by Nelson properties (supported staff recommendations on some items, Mr. Nelson's requests on other items, and also agreed to one language revision); issue 3, standards for uses/buildings along Downtown Shorelines (supported staff recommendation). Regarding issue 5, new standards for mixed-use village redevelopment, none of the Commissioners had comments with the exception of Commissioner Parnell, who agreed to provide his comments at the next meeting. Commissioner McCarthy reviewed the issues remaining when the Commission resumes and potentially completes its discussion of the Downtown DGA on January 25, 2006.

Chair Snodgrass opened the study session on designation of a portion of Overlake as an urban center. The Commission recognized and reviewed the City of Bellevue's January 18, 2006 comment letter on this amendment. Chair Snodgrass then closed the Planning Commission's public comment period for this amendment, which the Commission had kept open from the previous meeting.

In their letter, the City of Bellevue asked the Planning Commission to defer action on the amendment until further dialogue between the two cities has been completed. The Planning Commission considered this request, asking staff about the urgency of completing Redmond's action relative to other approval processes needed at the regional level. The Planning Commission decided not to defer action as the City of Bellevue requested, with the understanding that submission of the proposed amendments to the City Council did not preclude continued discussions between respective City staffs/CEOs.

The Planning Commission asked about a number of Bellevue's written comments, including whether the Countywide Planning Policies (CPPs) require cities to achieve development densities at the level of the urban center criteria and whether Redmond's proposed action to change the type and extent of center designation for Overlake would increase the amount of development allowed. The Commission also asked about Bellevue's reference to expanding the designated Overlake center by 200 acres and potential impacts to Bellevue due to this expansion. Finally, the Commission asked about the difference in perspectives between the two cities on this issue. Staff responded to each of the Planning Commission's questions.

The Planning Commission reviewed the proposed Comprehensive Plan amendments (dated January 6, 2006) to change the type and extent of center designation for Overlake and endorsed them without change. Commissioner McCarthy moved that the Planning Commission recommend approval of the proposed Comprehensive Plan amendment. Commissioner Parnell seconded the motion. Motion passed, 7-0.

Chair Snodgrass adjourned the meeting at 9:45 pm.